

1 BILL NO. R-86-09-

13

2 DECLARATORY RESOLUTION NO. R-

71-86

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1 for property commonly known as  
7 Conastoga Drive, Centennial Industrial  
8 Park, Fort Wayne, Indiana. (Fort Wayne  
9 Foundry Corp., Machining Division Cole  
10 Pattern & Engineering Co., Inc.,  
11 Petitioner).

12 WHEREAS, Common Council has previously designated by  
13 Declaratory Resolution the following described property as an  
14 "Economic Revitalization Area" under Division 6, Article II,  
15 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
16 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

17 Part of Section 28, Township  
18 31 North, Range 12 East, Allen  
19 County, Indiana, more particularly  
20 described as follows:

21 Commencing at the Southeast corner  
22 of the West half of the Southeast  
23 Quarter of Section 28, Township  
24 31 North, Range 12 East, Allen  
25 County, Indiana; thence West  
26 along the South line of the  $W\frac{1}{2}$   
27 of the  $SE\frac{1}{4}$  of Sec. 28-31-12,  
28 and the South line of the  $E\frac{1}{2}$   
29 of the  $SW\frac{1}{4}$  of Sec. 28-31-12,  
30 a distance of 1475.0 feet; thence  
31 North with a deflection angle  
32 to the right of 89 degr. 54 min.  
20 sec. and parallel to the East  
line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of  
Sec. 28-31-12, a distance of  
701.45 feet; thence East with  
a deflection angle to the right  
of 89 degr. 45 min. 20 sec. and  
parallel to the South line of  
Centennial Industrial Park Section  
III, as recorded in the plat  
thereof in the Office of the  
Recorder of Allen County, Indiana,  
a distance of 155.0 feet to the  
point of beginning; thence North  
with a deflection angle to the  
left of 89 degr. 45 min. 20 sec.  
and parallel to the East line  
of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec.  
28-31-12, a distance of 392.8  
feet; thence East with a deflection  
angle to the right of 89 degr.



45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres;

said property more commonly known as Conastoga Drive, Centennial Industrial Park, Fort Wayne, Indiana;

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 5-3-1 and a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

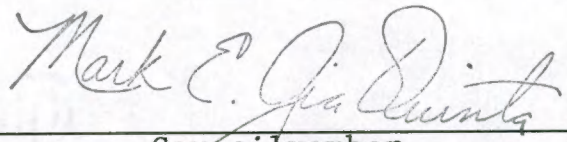
SECTION 1. That, the Resolution previously designating the above described property an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and continue for a one (1) year period. Said designation shall terminate at the end of that one (1) year period.

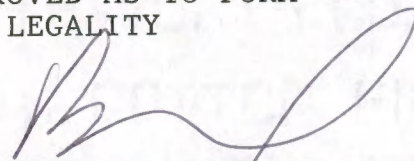
SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of both real estate and personal property for new manufacturing equipment.

SECTION 4. That it is the preliminary intent of Common Council to recommend a ten (10) year deduction from the assessed value of the real property. However, pursuant to I.C. 6-1.1-12.1-3(b), final determination of the length of the entitled deduction will not be made by Common Council until receipt from the County Auditor of the owner's application.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the ~~first~~ time in full and on motion by GiaQuinta, seconded by Eisbart, and duly adopted, read the second time by title and referred to the Committee Series (and the Cit Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 4th day of October, 19 86, at 7:00 o'clock P.M., E.

DATE: 9-23-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BRADBURY</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>BURNS</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>EISBART</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>GiaQUINTA</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>HENRY</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>REDD</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>SCHMIDT</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>STIER</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TALARICO</u>	<u>✓</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>

DATE: 10-14-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-71-86 on the 14th day of October, 19 86,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of October, 19 86, at the hour of 11:30 o'clock P.M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of October, 19 86, at the hour of 9<sup>00</sup> o'clock A.M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED  
SEP 12 1986  
ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

\_\_\_\_\_ Real Estate Improvements  
\_\_\_\_\_ Personal Property (New Manufacturing Equipment)  
  X   Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Fort Wayne Foundry Corp., Machining Division  
Cole Pattern & Engineering Co., Inc.

Address of Applicant's Principle Place of Business:

4910 Lima Road

Fort Wayne, IN 46808

Phone Number of Applicant: (219 ) 483-1171

Street Address of Property Seeking Designation:

Centennial Park - Conastoga Drive - See Survey attached.

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>  X  </u>	<u>    </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>

## C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Pattern making and aluminum casting machining engineering offices

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? None

Current assessed value of Real Estate: Purchase Price \$132,000.00

Land

## Improvements

Total

What was amount of Total Property Taxes owed during the immediate past year? ----- for year 19 --.

Give a brief description of the proposed improvements to be made to the real estate.

Plan to build initial 24,000 sq. ft. manufacturing facility with office.

Cost of Improvements: \$ 542,000.00 Facility/Parking Lot

Development Time Frame:

When will physical aspects of improvements begin? within 60 days

When is completion expected?      Within 150 days

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$188,486.00



What was amount of Personal Property Taxes owed during the immediate past year? \$8,559.38 for year 1985.

Give a brief description of new manufacturing equipment to be installed at the project site.

Additional pattern making equipment

Machining lines to machine casting

Cost of New Manufacturing Equipment? \$ 3,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? May, 1987

When is installation expected to be completed? June, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 28

How many permanent jobs will be created as a result of this project?  
120

Anticipated time frame for reaching employment level stated above?  
Approx. 5 years

What is the nature of those jobs?

Machine operators, quality control, manufacturing engineer, general office

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Cole Pattern is currently too crowded to expand or purchase new "state of the art" pattern equipment. Casting machining project will result in bringing machining work currently in Michigan into Fort Wayne as retooling of current designs occur.

In what Township is project site located? Washington

In what Taxing District is project site located?

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Richard Cole/Paul Hanson

4910 Lima Road

Fort Wayne, IN. 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation of this Application and attached exhibits are true and complete.

Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).



"ECONOMIC REVITALIZATION AREA"  
PROCEDURE  
FORT WAYNE, INDIANA

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Applicant receives an application for designation  
of property as an "Economic Revitalization Area"

Application is completed and filed in office of  
Division of Economic Development; along with  
application fee

Application is reviewed  
and Economic Development  
recommendation is prepared

Law office prepares resolution  
to designate area and a resolu-  
tion to confirm designation

Both resolutions are introduced  
to City Council

Resolution to confirm  
designation is sent  
to Committee on Finance

Resolution to  
designate area is  
approved

Applicant presents project to  
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution  
to confirm designation

Applicant files for deduction of  
assessed value with County Auditor

County Auditor requests City Council  
to recommend period of deduction

Law office prepares Resolution for  
Entitled Deduction

Resolution is introduced to  
City Council and placed  
into Finance Committee

Applicant gives update report of  
project to Committee on Finance

City Council votes on Resolution  
for Entitled Deduction

Certified copy of Resolution  
is sent to County Auditor

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## CERTIFICATE OF SURVEY

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OFFICE OF:

### DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA

FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA

GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA

FORT WAYNE, INDIANA

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The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, and the South line of the  $E\frac{1}{2}$  of the  $SW\frac{1}{4}$  of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.



BILL NO. R-86-09-13

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" Under I.C. 6-1.1-12.1 for

property commonly known as Conastoga Drive, Centennial Industrial

Park, Fort Wayne, Indiana. (Fort Wayne Foundry Corp., Machining

Division Cole Pattern & Engineering Co., Inc., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG  
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~  
(RESOLUTION) \_\_\_\_\_

YES

NO

Mark E. GiaQUINTA  
CHAIRMAN

Charles B. Redd  
VICE CHAIRMAN

Paul M. Burns

Janet G. Bradbury JANET G. BRADBURY

James S. Stier JAMES S. STIER

CONCURRED IN 10-14-86

SANDRA E. KENNEDY  
CITY CLERK

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

9-86-09-12

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation  
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for  
property commonly known as Conastoga Drive, Centennial Industrial  
Park, Fort Wayne, Indiana. (Fort Wayne Foundry Corp., Machining  
Division Cole Pattern & Engineering Co., Inc., Petitioner).

EFFECT OF PASSAGE A 24,000 sq. ft. manufacturing facility with office  
will be constructed adding approximately 120 new jobs to the community.  
Cole Pattern is currently too crowded to expand or purchase new  
"state of the art" pattern equipment. Casting machining project  
will result in bringing machining work currently in Michigan into  
Fort Wayne as retooling of current designs occur.  
EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$3,542,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION  
FOR  
"ECONOMIC REVITALIZATION AREA"  
IN  
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Fort Wayne Foundry Corp., Machining Division Cole Pattern & Eng.

Site Location: 4910 Lima Road  
Fort Wayne, IN 46808

Councilmanic District: 3rd Existing Zoning: M-2

Nature of Business: Pattern making and aluminum casting machining engineering offices

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u>      </u>	<u>XX</u>
Urban Enterprise Zone	<u>      </u>	<u>XX</u>
Redevelopment Area	<u>XX</u>	<u>      </u>
Platted Industrial Park	<u>XX</u>	<u>      </u>
Flood Plain	<u>      </u>	<u>XX</u>

Description of Project:

Plan to build initial 24,000 Sq. Ft. manufacturing facility with offices.

Type of Tax Abatement: Real Property XX Manufacturing Equipment XX

Estimated Project Cost: \$ 3,542,000.00 Permanent Jobs Created: 120

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. XX Yes        No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments: This is the type of operation that employs a large number of unskilled and semi-skilled people. Fort Wayne has a great need for these types of jobs.

Staff [Signature]  
Date 9-18-86

Director [Signature]  
Date 9/19/86



# The City of Fort Wayne

September 25, 1986

Ms. Cynthia Wilkins  
Fort Wayne Newspapers, Inc.,  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Wilkins:

Please give the attached full coverage on the date of September 29, 1986, in both the News Sentinel and Journal Gazette.

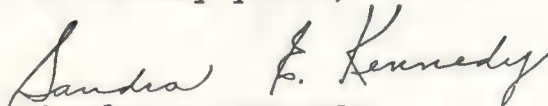
RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-86-09-10 & R-86-09-11  
Bill No. R-86-09-12 & R-86-09-13  
Bill No. R-86-09-14 & R-86-09-15

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 3



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-86-09-12 AND R-86-09-13 )

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9/23/86,  
date  
designating property at Conastoga Drive, Centennial Industrial  
Park, Fort Wayne, Indiana (Fort Wayne Foundry Corp., Machining  
Division Cole Pattern & Engineering Co., Inc., Petitioner)

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 14, 1986, 7:00 P.M.,  
date, time & place  
City-County Building, One Main Street, Common Council Conference  
Room 128, 1st Floor

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.



Sandra E. Kennedy  
City Clerk

RESOLUTION NO. 86-57

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION APPROVING THE DESIGNATION OF  
PROPERTY AS AN "ECONOMIC REVITALIZATION  
AREA" (FORT WAYNE FOUNDRY CORP., PETITIONER)

WHEREAS, THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
INDIANA HAS DESIGNATED BY DECLARATORY RESOLUTION NO. 66-86 THE  
FOLLOWING DESCRIBED PROPERTY AS AN "ECONOMIC REVITALIZATION AREA",  
TO-WIT:

Part of section 28, Township 31 North, Range 12 East,  
Allen County, Indiana, more particularly described  
as follows:

Commencing at the Southeast corner of the West half  
of the Southeast Quarter of Section 28, Township 31  
North, Range 12 East, Allen County, Indiana; thence  
West along the South line of the W 1/2 of the SE 1/4  
of Section 28-31-12, and the South line of the E 1/2  
of the SW 1/4 of Sec. 28-31-12, a distance of 1475.0  
feet; thence North with a deflection angle to the right  
of 89 degr. 54 min. 20 sec. and parallel to the East  
line of the W 1/2 of the SE 1/4 of Sec. 28-31-12, a  
distance of 701.45 feet; thence East with a deflection  
angle to the right of 89 degr. 45 min. 20 sec. and  
parallel to the South line of Centennial Industrial  
Park Section III, as recorded in the plat thereof in  
the Office of the Recorder of Allen County, Indiana,  
a distance of 155.0 feet to the point of beginning;  
thence North with a deflection angle to the left of  
89 degr. 45 min. 20 sec. and parallel to the East  
line of the W 1/2 of the SE 1/4 of Sec. 28-31-12, a  
distance of 392.8 feet; thence East with a deflection  
angle to the right of 89 degr. 45 min. 20 sec. parallel  
to the South line of Centennial Industrial Park,  
Section III, a distance of 520.0 feet; thence South with  
a deflection angle to the right of 90 degr. 14 min. 40 sec.  
and parallel to the East line of the W 1/2 of the SE 1/4  
of Sec. 28-31-12, a distance of 392.8 feet; thence  
West with a deflection angle to the right of 89 degr.  
45 min. 20 sec. parallel to the South line of  
Centennial Industrial Park, Section III, a distance  
of 520.0 feet to the point of beginning, containing 4.689 acres

said property more commonly known as Conastoga  
Drive, Centennial Industrial Park, Fort Wayne, Indiana.

and

WHEREAS, THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN  
THE CENTENNIAL PARK URBAN RENEWAL PROJECT, AND



WHEREAS, REGULATIONS REQUIRE THAT THE REDEVELOPMENT COMMISSION APPROVE OR DISAPPROVE THE DESIGNATION OF PROPERTIES LOCATED WITHIN AN URBAN RENEWAL AREA AS AN "ECONOMIC REVITALIZATION AREA".

NOW, THEREFORE, BE IT RESOLVED BY THE FORT WAYNE REDEVELOPMENT COMMISSION OF THE CITY OF FORT WAYNE, INDIANA:

(1) THE DECLARATORY RESOLUTION NO. 66-86 OF THE COMMON COUNCIL OF THE CITY OF FORT WAYNE DESIGNATING THE ABOVE DESCRIBED PROPERTY LOCATED WITHIN AN URBAN RENEWAL AREA AS AN "ECONOMIC REVITALIZATION AREA" IS HEREBY APPROVED.

(2) THAT SAID DESIGNATION OF THE ABOVE DESCRIBED PROPERTY AS AN "ECONOMIC REVITALIZATION AREA" SHALL ONLY APPLY TO A DEDUCTION OF THE ASSESSED VALUE OF REAL ESTATE AND PERSONAL PROPERTY FOR NEW MANUFACTURING EQUIPMENT.

(3) THE FORT WAYNE REDEVELOPMENT COMMISSION CONCURS IN THE INTENT OF COMMON COUNCIL TO RECOMMEND A TEN (10) YEAR DEDUCTION FROM THE ASSESSED VALUE OF REAL PROPERTY.

(4) THAT THIS RESOLUTION SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE BY THE FORT WAYNE REDEVELOPMENT COMMISSION.

ADOPTED THIS 7<sup>th</sup> DAY OF October, 1986.

FORT WAYNE REDEVELOPMENT COMMISSION

  
\_\_\_\_\_  
ROBERT L. THOMPSON, JR., PRESIDENT

  
\_\_\_\_\_  
REV. JAMES HALL, SECRETARY

AN APPLICATION TO  
THE CITY OF FORT WAYNE, INDIANA  
FOR DESIGNATION OF PROPERTY AS AN  
"ECONOMIC REVITALIZATION AREA"

RECEIVED  
SEP 12 1986  
ECONOMIC  
DEVELOPMENT

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

\_\_\_\_\_ Real Estate Improvements  
\_\_\_\_\_ Personal Property (New Manufacturing Equipment)  
  X   Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Fort Wayne Foundry Corp., Machining Division  
Cole Pattern & Engineering Co., Inc.

Address of Applicant's Principle Place of Business:

4910 Lima Road

Fort Wayne, IN 46808

Phone Number of Applicant: (219) 483-1171

Street Address of Property Seeking Designation:

Centennial Park - Conastoga Drive - See Survey attached.

S.I.C. Code of Substantial User of Property: \_\_\_\_\_

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>  X  </u>	<u>    </u>
Is the project site within the flood plain?	<u>    </u>	<u>  X  </u>
Is the project site within the rivergreenway area?	<u>    </u>	<u>  X  </u>
Is the project site within a Redevelopment Area?	<u>  X  </u>	<u>    </u>
Is the project site within a platted industrial park?	<u>  X  </u>	<u>    </u>
Is the project site within the designated downtown area?	<u>    </u>	<u>  X  </u>
Is the project site within the Urban Enterprise Zone?	<u>    </u>	<u>  X  </u>
Will the project have ready access to City Water?	<u>  X  </u>	<u>    </u>
Will the project have ready access to City Sewer?	<u>  X  </u>	<u>    </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>    </u>	<u>  X  </u>



C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?  
Pattern making and aluminum casting machining engineering offices

## D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

None

What is the condition of structure(s) listed above? None

Current assessed value of Real Estate: Purchase Price \$132,000.00

Land \_\_\_\_\_

### Improvements

Total

What was amount of Total Property Taxes owed during the immediate past year? ----- for year 19 --.

Give a brief description of the proposed improvements to be made to the real estate.

Plan to build initial 24,000 sq. ft. manufacturing facility with office.

Cost of Improvements: \$ 542,000.00 Facility/Parking Lot

Development Time Frame:

When will physical aspects of improvements begin? within 60 days

When is completion expected? Within 150 days

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$188,486.00

What was amount of Personal Property Taxes owed during the immediate past year? \$8,559.38 for year 1985.

Give a brief description of new manufacturing equipment to be installed at the project site.

Additional pattern making equipment

Machining lines to machine casting

Cost of New Manufacturing Equipment? \$ 3,000,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? May, 1987

When is installation expected to be completed? June, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 28

How many permanent jobs will be created as a result of this project?  
120

Anticipated time frame for reaching employment level stated above?  
Approx. 5 years

What is the nature of those jobs?

Machine operators, quality control, manufacturing engineer, general office

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Cole Pattern is currently too crowded to expand or purchase new "state of the art" pattern equipment. Casting machining project will result in bringing machining work currently in Michigan into Fort Wayne as retooling of current designs occur.

In what Township is project site located? Washington

In what Taxing District is project site located? \_\_\_\_\_



G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Richard Cole/Paul Hanson

4910 Lima Road

Fort Wayne, IN. 46808

Phone Number of Contact Person (219) 483-1171

I hereby certify that the information and representation of this Application and attached exhibits are true and complete.

Signature of Applicant

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

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## CERTIFICATE OF SURVEY

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OFFICE OF:

### DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA  
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA  
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA  
FORT WAYNE, INDIANA

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The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, and the South line of the  $E\frac{1}{2}$  of the  $SW\frac{1}{4}$  of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres.



BILL NO. R-86-09- 12

DECLARATORY RESOLUTION NO. R-66-86

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as Conastoga Drive, Centennial Industrial Park, Fort Wayne, Indiana. (Fort Wayne Foundry Corp., Machining Division Cole Pattern & Engineering Co., Inc., Petitioner).

WHEREAS, Petitioner has duly filed its petition dated September 12, 1986, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

Part of Section 28, Township 31 North, Range 12 East, Allen County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the West half of the Southeast Quarter of Section 28, Township 31 North, Range 12 East, Allen County, Indiana; thence West along the South line of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 28-31-12, and the South line of the E $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Sec. 28-31-12, a distance of 1475.0 feet; thence North with a deflection angle to the right of 89 degr. 54 min. 20 sec. and parallel to the East line of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 28-31-12, a distance of 701.45 feet; thence East with a deflection angle to the right of 89 degr. 45 min. 20 sec. and parallel to the South line of Centennial Industrial Park Section III, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, a distance of 155.0 feet to the point of beginning; thence North with a deflection angle to the left of 89 degr. 45 min. 20 sec. and parallel to the East line of the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence East with a deflection angle to the right of 89 degr.

45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet; thence South with a deflection angle to the right of 90 degr. 14 min. 40 sec. and parallel to the East line of the  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of Sec. 28-31-12, a distance of 392.8 feet; thence West with a deflection angle to the right of 89 degr. 45 min. 20 sec. parallel to the South line of Centennial Industrial Park, Section III, a distance of 520.0 feet to the point of beginning, containing 4.689 acres;

said property more commonly known as Conastoga Drive, Centennial Industrial Park, Fort Wayne, Indiana;

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 4, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";



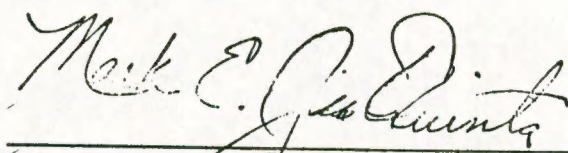
- 1 (c) Common Council shall publish notice in accordance  
2 with I.C. 5-3-1 of the adoption and substance of  
3 this Resolution and setting this designation as an  
4 "Economic Revitalization Area" for public hearing;  
5 (d) If this Resolution involves an area that has al-  
6 ready been designated an allocation area under  
7 I.C. 36-7-14-39, then the Resolution shall be re-  
8 ferred to the Fort Wayne Redevelopment Commission  
9 and said designation as an "Economic Revitalization  
10 Area" shall not be finally approved unless said  
11 Commission adopts a resolution approving the peti-  
12 tion.

13 SECTION 3. That, said designation of the hereinabove  
14 described property as an "Economic Revitalization Area" shall  
15 only apply to a deduction of the assessed value of real estate  
16 and personal property for new manufacturing equipment.

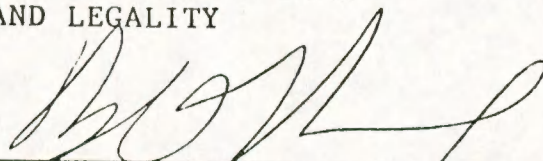
17 SECTION 4. That this Resolution shall be subject to  
18 being confirmed, modified and confirmed or rescinded after public  
19 hearing and receipt by Common Council of the above described re-  
20 commendations and resolution, if applicable.

21 SECTION 5. That it is the preliminary intent of Common  
22 Council to recommend a ten (10) year deduction from the assessed  
23 value of the real property. The length of the deduction will be  
24 finally determined by Common Council, pursuant to I.C. 6-1.1-  
25 12.1-3(b), after receipt of the owner's application from the  
26 County Auditor.

27 SECTION 6. That this Resolution shall be in full force  
28 and effect from and after its passage and any and all necessary  
29 approval by the Mayor.

30   
31 \_\_\_\_\_  
32 Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
\_\_\_\_\_  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_  
seconded by \_\_\_\_\_, and duly adopted, read the second time  
by title and referred to the Committee \_\_\_\_\_ (and the Ci  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Way  
Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of  
\_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_.M.,E

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Sandra E. Kennedy  
seconded by Samuel J. Talarico, and duly adopted, placed on its  
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 9-23-86

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort  
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)  
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 27-66-86  
on the 23rd day of September, 1986.

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
Samuel J. Talarico  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,  
on the 24th day of September, 1986,  
at the hour of 11:00 o'clock A..M.,E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24 day of September,  
1986, at the hour of 3:00 o'clock P..M.,E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



Fort Wayne Common Council  
(Governmental Unit)  
Allen  
County, IN

To JOURNAL-GAZETTE  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	5
Body	number of lines	19
Tail	number of lines	2
Total number of lines in notice		26

COMPUTATION OF CHARGES

26	1	26	.300¢	\$ 7.80
lines, columns wide equals equivalent lines at cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra				1.00
TOTAL AMOUNT OF CLAIM				\$ 8.80

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Sept. 29 19 86

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being as follows: 9/29/86

Subscribed and sworn to me before this 29th day of September 19 86

Shelley R. LaRueNotary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-86-09-12  
AND R-86-09-13)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 9/23/86, designating property at Conastoga Drive, Centennial Industrial Park, Fort Wayne, Indiana, (Fort Wayne Foundry Corp., Machining Division Cole Pattern & Engineering Co., Inc., Petitioner), an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, October 14, 1986, at 7:00 P.M. City-County Building, One Main Street, Common Council Conference Room 128, 1st Floor.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk

9--29



Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

5

19

2

26

COMPUTATION OF CHARGES

26 lines, 1 columns wide equals 26 equivalent lines at .300¢ 7.80 cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM

8.80

DATA FOR COMPUTING COST

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Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Sept. 29 19 86

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, one time which was duly published in said paper for the dates of publication being

as follows:

9/29/86

Subscribed and sworn to me before this 29th day of September 19 86

Shelley R. Lakue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO. R-86-09-12  
AND R-86-09-13)

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Sandra E. Kennedy  
City Clerk